

BURCOT AND CLIFTON HAMPDEN INITIAL PARISH CONSULTATION

HOUSING NUMBERS, OWNERSHIP MIX, TYPE

AS AT 14 JUNE 2021

This note sets out the main results of the Initial Parish Consultation in 2014, the SODC local plan and the results of the 2018 consultation and the results of the consultation held between November 2020 and March 2021.

The proposals will be further reviewed following analysis of the 2nd Parish Consultation planned for September/October 2021.

The 2014 Village Plan Survey

The 2014 village plan survey included questions about housing need, and type/size. There were 266 respondents.

Respondents were asked the following question:

Do you think there is a need for new housing within the parish boundary? if so, please indicate the number of houses you think we need by each type (Tick one box in each row)				
	No need	1-5	6-10	11+
1-2 bedroom houses/flats	74 (33%)	47 (21%)	56 (25%)	48 (21%)
3-4 bedroom homes	65 (31%)	49 (23%)	69 (32%)	30 (14%)
5 or more bedroom homes	142 (79%)	25 (14%)	6 (3%)	7 (4%)

Respondents were also asked in a separate question where they would like new housing to be built. 16% responded 'nowhere, we do not need them'.

Putting these two pieces of information together, we deduced that 84% of respondents will have ticked at least one of the boxes shaded green.

Numbers of Houses

Analysing the responses from the perspective of how individuals may have ticked boxes in each row, we can say that 84% of respondents felt there was a need for somewhere between 1 house and 33+ houses. How can we quantify the need in this way?

For example:

A respondent thinking that there is only a need for one new house would have ticked one box in the 1-5 column, and two boxes in the 'No Need' column.

A respondent thinking we need a very large number of houses may have ticked all three boxes in the 11+ column.

We do not have access to the source data, and so we cannot know what the spread of responses across the 1-33+ spectrum.

Types of Houses

67% of respondents felt there was a need for 1-2 bedroom houses/flats.

69% of respondents felt there was a need for 3-4 bedroom homes.

21% of respondents felt there was a need for 5+ bedroom houses.

We do not have the source data and cannot therefore say with any precision how many of each type respondents felt were required. All we can say is that the combination of number and type that the largest group of respondents felt was needed was:

3-4 bedroom homes: 6-10 units (32%)

Followed by:

1-2 bedroom houses/flats: 6-10 units (25%)

From this we have deduced that respondents felt the greatest need was for 3-4 bedroom homes, followed closely by 1-2 bedroom houses/flats, but no precise number of each.

SODC Local Plan

The SODC Local Plan 2034 sets targets for new housing across the district. The policy for smaller villages including Clifton Hampden is set out in Policy H8. In summary, the local plan does not impose a housing quota on the parish, but does set an expectation of housing growth of 5-10% known as 'windfall'. This is taken into account when calculating housing needs across the district which include, for example, 3500 new houses at Culham, and 1700 new houses at Berinsfield. There are approximately 230 houses/flats within the parish, so the local plan assumes 13-23 new homes as windfall within the parish.

Whilst this figure is not a definitive target, it provided us with a 2nd set of reference points in addition to the 2014 survey results.

The Drop-In Consultations held in November 2018.

The drop in consultations were attended by 83 residents (either directly present or represented) from 50 households. Our objective was to refine our understanding and precision of housing numbers needed.

At these consultations we asked residents to comment on a draft policy on housing allocations:

"In 2015 more than two thirds of respondents to the Village Survey confirmed that they would support a small increase in the housing stock within the Parish.

The majority confirmed that they would wish to see an increase in 'retirement' properties, low cost homes for first time buyers, and housing for rent.

The Neighbourhood Plan is therefore working towards:

- *Development of around 25-30 homes over the next 15 years.*
- *Identifying one site or several smaller sites that would be suitable for new housing. These sites need to preserve the overall openness of the Green Belt.*
- *Delivery of housing that would support the needs of the community and sustain facilities, e.g. starter homes, smaller properties, rented accommodation, retirement homes for existing residents to 'downsize' without having to move away.*

- *Development of some larger market housing to generate funds to be used for the benefit of the community through the Community Land Trust”*

Please tell us what you think of this draft policy on Site Allocation for Housing, whether you agree with the overall approach and any other points you wish to make”

The 2018 consultation showed:

- Strong support with 90%+ for the principle of more housing. Virtually unanimous that housing should be split between smaller sites. Some concerns and reservations about where housing would be.
- Preferences expressed widely for smaller properties affordable for young and/ or for downsizing from larger properties. Also housing for local residents and keyworkers.

Ownership Mix

In the 2014 survey, respondents were asked:

Would you support housing development that would increase the size of the population for any of the following reasons? (Tick all that apply)	
To improve the long term viability of existing village amenities (such as the school, post office/shop, surgery, pubs, church, clubs and organisations).....	176 (77%)
To provide an opportunity for existing residents to downsize, within the parish	110 (48%)
To provide an opportunity for existing residents to upsize, within the parish	62 (27%)
To provide an opportunity for elderly residents to step into sheltered accommodation, within the parish	141 (61%)
To provide an opportunity for our children to live in the parish.....	114 (50%)
To provide an opportunity for new people to move into the Parish	100 (43%)
To provide affordable housing to buy/rent (Affordable housing is defined as shared ownership or rented from a registered social landlord).....	84 (37%)
Other.....	6 (3%)

Our initial interpretation of these statistics was that there were requirements for:

- Affordable Housing (shared ownership/socially rented).
- Market housing:
 - 1-2 bedroom flats to enable our children to live in the parish, to enable new people to move into the parish, and to enable existing residents (whether elderly or not) to downsize.
 - 3-4 bedroom houses for families and also to allow residents to downsize (market demand for downsizing being 3 bedroom houses).

As our thinking developed, we considered, as a benefit from the scheme, whether the parish (whether by the Parish Council or the Community Land Trust) should own ‘a few’ properties for rent to key workers or those requiring sheltered accommodation.

It has also become clear to us over the past two years that there is little if any flexibility to depart from current central government and local district planning policy that 40% of new homes for any development over 10 units must be Affordable Housing (shared ownership/socially rented). It also became clear to the Steering Group that the community was not in a position to take on landlord’s responsibility, either as a social housing provider or for privately rented accommodation. This led us to the conclusion that we would use national and local plan policies to set the balance between Affordable and Market housing.

We also considered that we might need a small number of larger houses to generate sufficient financial surplus to achieve all that we wanted to achieve in the community.

The Initial Design Brief

Bringing these four pieces of analysis together, our initial design brief to the development partner/architect for housing numbers, types and ownership mix was:

- About 20-30 houses
- 40% Affordable
- Predominantly 1-3 bedroom
- Any other combination which the developer thinks is worth exploring to:
 - Safeguard the benefits required from the scheme, e.g. improvements to amenities, new cemetery and allotments, additional parking, ownership of the shop/post office building
 - Enable the Gibbs Estate (landowner) to:
 - Meet their fiduciary duties
 - Leave a final lasting legacy building on three hundred years of involvement with the village that has already included many such projects: the building of the church, school, bridge and village hall and the gift of recreation ground and wharf to the village.
 - Leave as part of the legacy housing of a) good quality in terms of i) architectural design in sympathy with existing housing and ii) eco-friendly design and b) the financial surplus to be invested in community assets.
 - Facilitate an exit strategy
 - Deliver a new surgery
 - Deliver a return on investment capital, which would be 20% for a developer as typically required through bank lending facilities.

The proposal consulted upon over the period November 2020 to March 2021

It took 12 months from the start of the NDO development process in November 2019 by the NDO Steering Group to arrive at a scheme that would meet the broad objectives set in the design brief, which would generate a financial surplus for the benefit of the parish as required by an NDO, and which the 4 key stakeholders (Community, Surgery, Landowner, Development Partner) could support.

This was the scheme that was consulted upon over the period November 2020 to March 2021, “The Initial Parish Consultation”.

The Housing numbers, types and ownership mix in this proposal were:

- 25 Homes
- 40% Affordable, to be sold and managed by a Housing Association
- Predominantly 2-3 and 4 bedrooms
- One larger 5 bedroom home

The feedback from the consultation was published on 7 June 2021.

A total of 123 responses were received representing 230 residents. Up from 93 responses representing 176 residents at the end of the first phase of the consultation in December 2020.

Support for new housing within the parish remains strong. 70% (161) agreed that new housing is needed, 16% (37) oppose new housing, and 14% (32) did not express a view, were unsure, or needed more information. The number of residents agreeing that new housing is required outnumbered those who disagree by a ratio of more than 4:1.

Of note firstly was that some of those who are against the proposals overall and most of those who were neutral none the less agreed that some housing is needed. And secondly that the percentage of those who oppose new housing (14%) has remained substantially unchanged from levels reported in the 2014 survey, when 16% expressed the view that no new homes were needed.

Most comments made by respondents in this Initial Parish Consultation were about housing.

- **Housing Numbers and Types.** Some residents felt that the number of houses proposed was too high. Many commented on the proposed mix of housing types:
 - There should be proportionately more 1,2,& 3 bedroom houses.
 - The need for accommodation on a single floor such as single floor apartments or bungalows for elderly residents is not being met.
 - The number of Affordable Homes (e.g. shared ownership or social housing for rent) is too high
- **Housing Style.** There were mixed views on housing style. Some felt the designs shown were too modern, others not modern enough. Some expressed the view that the houses on the Allotments site should be styled individually, reflecting the character of the existing houses in Watery Lane.

Revised Design Brief

Giving particular weight to the results of the Initial Parish Consultation, the Steering Group have issued a revised design brief:

- Retain the two sites
- A reduction in the overall number of houses from 25 to 20.
- A significant shift downwards in terms of size towards smaller 1,2 & 3 bedroom units.: namely 1 x 5, 3 x 4, 6 x 3, 6 x 2, 4 x 1. To include single floor accommodation in apartments and/or bungalows.
- The Allotments site to be completely redesigned, concentrated if practical at the southern end, to reflect the reduced amount of land needed, and to reduce the impact on Watery Lane properties which the Steering Group felt, in light of comments received, to be unacceptable.
- The Paddock site to be reconfigured, removing Plot 5, and increasing separation with existing High Street properties where practical.

This is our understanding of residents most recent views on the numbers and types of housing required. Once we have worked up the revised proposals, there will be a 2nd Parish Consultation, planned for September/October 2021. The proposals will then be further refined prior to submission for a statutory consultation in early 2022.